

FOR LEASE



WAREHOUSE ON 2.5 ACRE LOT

6400 LOUISIANA 73 • GEISMAR, LA 70734

Highlights

Building SF:	7,600sf
Lease Rate:	\$6,500/m
Lot Size:	2.50 Acres
Office SF:	2,273sf
Warehouse SF:	5,327sf
Offices:	5
Zoning:	Ind



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Available for Sublease through July 31, 2026. 7,600 sf fully insulated warehouse facility having approximately 5,327sf warehouse and 2,273 sf conditioned office space including showroom and restrooms. 14 ft & 16 ft eve heights. Fenced & stabilized yard plus unimproved surplus land. Total 2.5-acre site size. Offered for sublease at \$6,500 monthly. Should Tenant elect to remain in the premises beyond the sublease expiration date, the Lease Rate shall increase to \$7,600 monthly NNN on August 1, 2026.

- Available through July 31, 2026
- Increases to \$7,600/m NNN Lease on 8/1/2026
- 14ft & 16ft Eve heights
- Three 20x12 Grade Level Overhead Doors
- Two 14x14 Grade Level Overhead Doors
- One 12x12 Grade Level Overhead Door

- Fenced & Stabilized Yard
- Fully Insulated
- Surplus Land
- 60 Parking Spaces
- Kitchen



EXTERIOR

6400 LOUISIANA 73





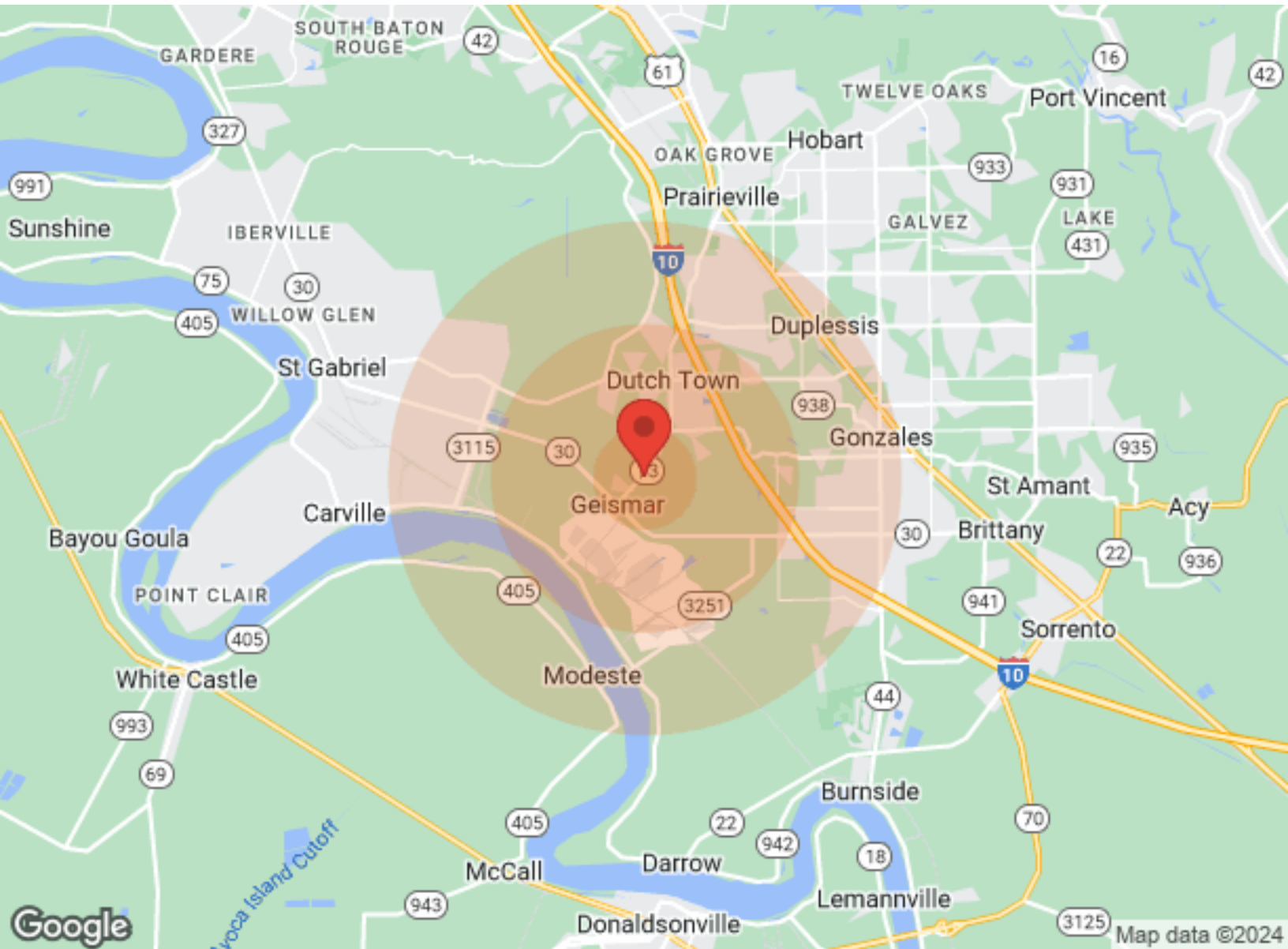
OFFICES

6400 LOUISIANA 73



DEMOGRAPHICS

6400 LOUISIANA 73



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,356	4,957	18,638	Median	\$77,049	\$77,049	\$72,230
Female	3,636	5,415	19,133	< \$15,000	292	419	1,409
Total Population	6,992	10,372	37,771	\$15,000-\$24,999	133	206	945
				\$25,000-\$34,999	245	319	1,060
				\$35,000-\$49,999	166	387	1,594
				\$50,000-\$74,999	311	534	2,164
				\$75,000-\$99,999	424	654	2,057
				\$100,000-\$149,999	511	792	2,401
				\$150,000-\$199,999	165	208	826
				> \$200,000	47	74	590
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	4,478	6,197	24,816	Total Units	2,238	3,750	13,989
Black	2,306	3,899	11,356	Occupied	2,126	3,417	12,991
Am In/AK Nat	14	14	31	Owner Occupied	1,821	2,717	10,214
Hawaiian	N/A	N/A	28	Renter Occupied	305	700	2,777
Hispanic	246	325	2,112	Vacant	112	333	998
Multi-Racial	318	442	2,556				